123.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,052,400 / 1,052,400
					USE VALUE:	1,052,400 / 1,052,400
					ASSESSED:	1,052,400 / 1,052,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EKIERT GRZEGORZ & ELZBIETA
Owner 2:	
Owner 3:	
Street 1:	8 BRANTWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,430 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 2072 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9430.000	478,100	4,900	569,400	1,052,400
Total Card	0.216	478,100	4,900	569,400	1,052,400
Total Parcel	0.216	478,100	4,900	569,400	1,052,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 507.92 | /Parcel: 507.9

Legal Description

User Acct

79284

GIS Ref

GIS Ref

Insp Date

08/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 123.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	478,100	4900	9,430.	569,300	1,052,300	1,052,300	Year End Roll	12/18/2019
2019	101	FV	359,700	4900	9,430.	601,000	965,600	965,600	Year End Roll	1/3/2019
2018	101	FV	359,700	4400	9,430.	442,800	806,900	806,900	Year End Roll	12/20/2017
2017	101	FV	359,700	4400	9,430.	423,800	787,900	787,900	Year End Roll	1/3/2017
2016	101	FV	359,700	4400	9,430.	392,200	756,300	756,300	Year End	1/4/2016
2015	101	FV	350,600	4400	9,430.	329,000	684,000	684,000	Year End Roll	12/11/2014
2014	101	FV	350,600	4400	9,430.	321,400	676,400	676,400	Year End Roll	12/16/2013
2013	101	FV	350,600	4400	9,430.	306,200	661,200	661,200		12/13/2012

!9568!

PRINT

Date	Time
12/11/20	00:01:41

LAST REV

Date	Time
01/18/18	15:30:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9568

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLICE FRANCES	29120-507		9/21/1998		402,000	No	No		Y

USER DEFINED

Prior Id # 1:	79284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2007	309	Porch	10,000			G8	GR FY08	demo/rebuild front
7/12/2005	661	Renovate	8,000			G7	GR FY07	
3/28/1999	151	Redo Kit	30,000					KIT/2 BATHS/WINDOW
8/18/1993	399	Manual	1,900					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Meas. Denied	372	PATRIOT
10/30/2000	Hearing N/C	163	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9430		Sq. Ft.	Site		0	90.	0.67	10			Topo	-10					569,351						569,400	

Total AC/HA: 0.21648 | Total SF/SM: 9430 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 569,351 | Spl Credit | Total: 569,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15675664
Const Adj.:	0.99980003
Adj $ / SQ:	144.566
Other Features:	83750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587378
Depreciation:	109252
Depreciated Total:	478126

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

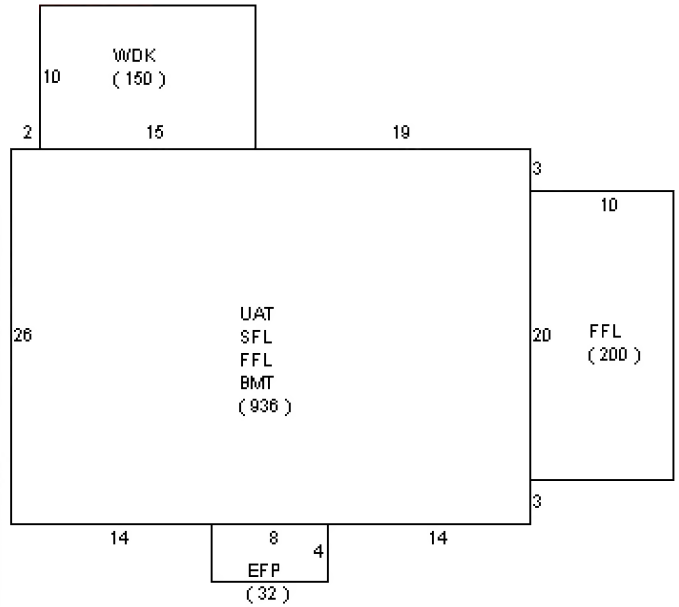
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.27
Special Features:	0	Val/Su Net:	139.63
Final Total:	478100	Val/Su SzAd	230.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,136	144.570	164,227
BMT	Basement	936	43.370	40,594
SFL	Second Floor	936	144.570	135,313
UAT	Upper Attic	234	57.830	13,531
WDK	Deck	150	12.660	1,900
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	3,424	Total:	357,888
Size Ad	2072	Gross Are	4126	FinArea 2072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 123.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X23	A	AV	1946	22.76	T	40	101			4,400			4,400
19	Patio	D	Y	1	10X14	A	AV	1980	4.93	T	31.2	101			500			500

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900